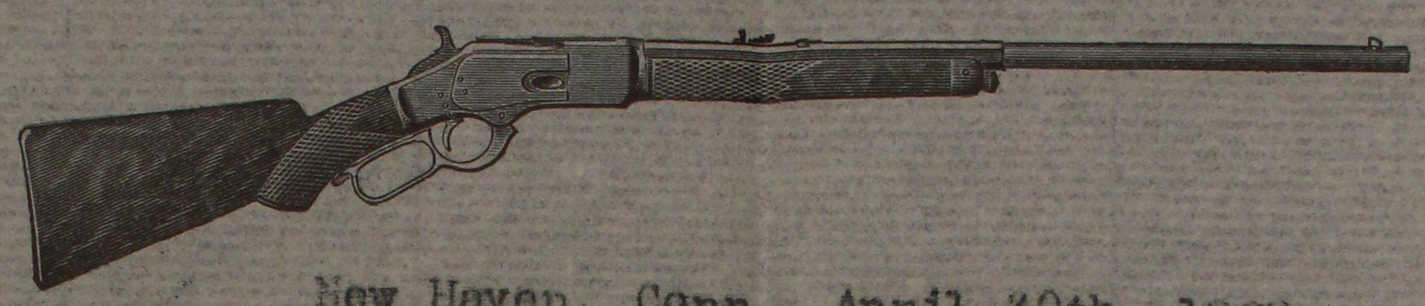
Address all letters to

WINCHESTER
REPEATING ARMS CO.

M. #14,458.



New Haven, Conn., April 30th, 1883.

My dear Rambo:-

I have just wired you to-day as follows:

"Mrs. Winchester will pay twenty-five thousand, paying five "hundred down; balance one month, if Judge Laine pronounces title "good. Please act as her agent; pay five hundred bargain money "promptly; take Bond for Deed, acting every way as if for yourself. "Hold all Company funds towards payment this property."

I have endeavored to telegraph at sufficient length to enable you to understand the entire matter. In explanation will say that you, of course, understand that Mrs. Winchester has made up her mind to take the property at a price not to exceed $25,000.00. She and I desire you to act as her agent in the matter, as she does not wish to employ Judge Laine beyond the furnishing of the abstract of title, as he is a very expensive man. Please act in this matter entirely as if you were acting for yourself; use all your own ~~the~~ time that is necessary and do her all the good you can. If, as you suggested in your letter, you can get a commission from the selling parties, which will accrue to her benefit by handing it over to her, I shall be very glad indeed to have you do so.

She will make arrangements to pay the purchase money to us here, and desires to draw the money from the Company in San Fran-

W. W. CONVERSE,
NEW HAVEN, CONN.

Apr 30/88

Dear Sallie.

Enclosed please find copy of my telegram to Mr Cambo, also copy of my letter to him confirming same and giving him a little fuller advice and instructions than I could cover in the telegram, all of which I trust will meet your approval.

I have just the Union St lot into Mennins hands, and he will use his utmost endeavors to get a respectable offer for it at earliest possible moment. I have also written Peck & Bishop about it again today.

Sincerely Yours
Wm W. Converse

S. L. Winchester
New Haven.

Clerk's Office, ~~Board of Supervisors,~~

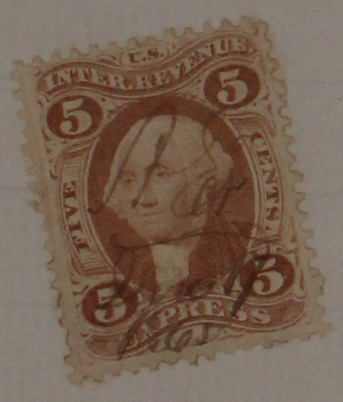
Santa Clara County, California.

San Jose, June 17th A.D. 1865.

I James A. Clayton Clerk of the District Court of the Third Judicial District of the State of California in and for the County of Santa Clara do hereby certify that the Suit of B. F. Butte vs. O. B. Bagley and Geo. E. Hinckley in said Court, for the foreclosure of a certain Mortgage in favor of said B. F. Butte, made by said O. B. Bagley on the 27th day of Febry. 1864. has this day been settled and dismissed of record in said Court.

James A. Clayton Clerk

By S. E. Pomeroy Deputy Clerk



Form No. 1.

THE WESTERN UNION TELEGRAPH COMPANY.

This Company **TRANSMITS** and **DELIVERS** messages only on conditions limiting its liability, which have been assented to by the sender of the following message. Errors can be guarded against only by repeating a message back to the sending station for comparison, and the company will not hold itself liable for errors or delays in transmission or delivery of **Unrepeated Messages,** beyond the amount of tolls paid thereon, nor in any case where the claim is not presented in writing within sixty days after sending the message.

This is an **UNREPEATED MESSAGE,** and is delivered by request of the sender, under the conditions named above.

THOS. T. ECKERT, General Manager. NORVIN GREEN, President.

NUMBER	SENT BY	REC'D BY	CHECK

Received at _____ April 20 1888

Dated _____

To Mrs purchase money can always be realized adjoining present purchase is fitted for Stock Experiment perhaps better than more remote land because Salable if failure but Mr Merriman would fail would not invest Myself but

THOS. T. ECKERT, General Manager. NORVIN GREEN, President.

NUMBER	SENT BY	REC'D BY	CHECK
203	Night	8 pd	46

Received at 448

Dated San Francisco Cal 20 April 20 1888

To W W Cravens Care Winchester Arms Co

Lowest price twenty five thousand Campbell road one acre property quality fairly good for fruit Nearness next for grain purchase no paying speculation for stock but think for fruit or

Form No. 1.

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THOS. T. ECKERT, General Manager. NORVIN GREEN, President.

NUMBER	SENT BY	REC'D BY	CHECK
232 Ry	Ati	At	10 Collect

63-64

Received at

Dated Mountain View Cal April 21 1888

To Sarah - J. Winchester

One hundred and forty acres
twenty five thousand Dollars

Clark and Burns

Form No. 1.

THE WESTERN UNION TELEGRAPH COMPANY.

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THOS. T. ECKERT, General Manager. NORVIN GREEN, President.

NUMBER	SENT BY	REC'D BY	CHECK

Received at

Dated April 20 1888

To Under all their Circumstances think
Purchase Would be fair business
Experiment and outside the responsibility
Would advance three quarters
better Telegraph Soon

Em Rambo

cisco. You will, therefore, hold on to all the funds that you have coming in, so as to be ready for it as far as possible; and, if you find that you are not sufficiently in funds when the entire purchase money is to be paid, let us know in time, and we will send you New York funds from here. Or, if its perfectly easy, the money can be borrowed on behalf of the Company there. The latter I think would be the better way, as it would save remitting us here.

I do not know that there is anything further to say, only to impress upon you (which I think is superfluous) that you will interest yourself in this matter just the same as if you wre acting for me or for yourself.

Sincerely yours,

Wm. H. Conners

To:

E. B. Rambo, Esq.,

San Francisco, Cal.

CORRESPONDENTS AND AGENTS IN ALL PRINCIPAL LOCALITIES OF THE STATE

CITY and Country Property, Orchards, Vineyards, Farms and Stock Ranches, Large and small tracts subdivided and sold at Private Sale and Auction.

Loans Negotiated.

OFFICE OF

A. ROMAN & CO.

REAL ESTATE AND LAND AGENTS

27 POST STREET

PARTIES desiring information concerning Lands in any part of California can obtain the same by applying or addressing us.

Correspondence solicited

$750 00/100

A. R. B.

San Francisco, Apr 30 1888

Received of E. B. Rambo the sum of Seven Hundred and Fifty Dollars as deposit and part payment on the purchase of a certain tract of land containing 140 acres more or less, for the sum of Twenty-Five Thousand Dollars, Gold coin, situate and lying in Secs 30 & 31 Twp 6 S. R. 2 W. M. D. M.

The same lying on the East side of Adobe Creek and now owned by Mrs. H. Henriette Diel widow of Valentin Diel

A reasonable time to be allowed for search of title. Time not to exceed 30 days from date. This the 30th day of April A. D. 1888. Deposit to be returned in the event of a perfect title not being obtained. In event of Judge Laine of San Jose pronouncing title imperfect deposit to be returned

A. Roman & Co

by A. R. Reed.

Address all letters to

WINCHESTER
REPEATING ARMS CO.

C O P Y.



San Francisco, Cal., May 1st, 1888.

My dear Mr. Converse:-

Yesterday after some manoevering I paid A. Roman & Co. $750.00 on account of purchase the "Diel Ranch," so-called, taking a receipt from them for the money, the title to be passed by Judge Lane, San José, and if not found good, to be returned---the money.

Herein is the only risk. Roman may have spent the money. In fact I know they have paid it to Campbell, to get him out of the way, and only $500.00 has gone to the original owner. But the land is a U. S. patent, and present owner has possession 25 years, so that the chances are for excellent title, rather than the reverse.

Then I agreed to be as expeditious about the whole payment as the lawyer would let me be; i.e., pay when he said good title, and not take full 30 days. But Campbell's contract expired May 6th---too short a time for me or Judge Lane to pass an abstract, so I could do nothing until Roman & Co. had seen their party, Mrs. Diel, and procured from her a new contract or extension---good till May 30th, and shown to me.

I think the matter is all right now.

I have asked Judge Lane to prepare such deed as he recommends should be taken to protect Mrs. Winchester's interest. I shall

expect any special instructions from you by letter.

Will accumulate funds here. As business is, $25,000.00 is a lot of money. Very dull. Still, we sold more guns April '88 than April '87.

Yours truly,

(SIGNED) E. B. RAMBO.

C O P Y.

www.historysanjose.org

Address all letters to

WINCHESTER
REPEATING ARMS CO.



COPY.

San Francisco, Cal., May 11th, 1888.

My dear Mr. Converse:

Yours of the 5th received, enclosing Company's draft on Drexel, Morgan & Co., New York, for $10,000, to be added to the fund I am accumulating to take care of Mrs. Sarah L. Winchester's purchase.

You ask for a telegram, and I shall send the following: "Draft will make sufficient funds; probably will take time to satisfy Lane. Hold draft for emergency."

I think this will be plain. Your draft will give me funds beyond question. I will not use it, however, simply hold it, and may return it to you--fully expect to, for Mr. Laine will evidently require a good deal done by the sellers of this property, and some of it may take two months---I can't tell. I have to smother out the sellers' feelings a good deal. Owner has a patent for the State of California for part, some 30 years old, but Mr. Laine now wants to know by what authority the State issued it. Should think he would be an expensive lawyer.

Yours truly,

[Signed] E. B. Rambo.

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THOS. T. ECKERT, General Manager.

NORVIN GREEN, President.

NUMBER	SENT BY	REC'D BY	CHECK
84	Hi	H	16 paid

Received at

May 12 1885

Dated San Francisco Cala 12

To W. W. Conover

Care Winchester Repeating Arms Co

Draft will make sufficient funds probably will take time to satisfy Laine hold draft for Emergency

E. B. Raimbs

Address all letters to

WINCHESTER
REPEATING ARMS CO.

M. #15,701.



New Haven, Conn., May 16, 1888.

D e a r S a l l y:-

Herewith enclosed please find extract from a letter received from Mr. Rambo, dated 8th inst., and a telegram just received from him; from all of which it would appear, that Judge Laine is very exacting, and that thirty days, at least, will have elapsed before they will be able to satisfy him that the title is all right. I think there will be no danger but that when it comes to you it will be correct.

From the telegram you will see that Mr. Rambo acknowledges receipt of the Draft, and thinks with it he will have sufficient funds to pay the whole by the time Judge Laine is satisfied of the correctness of the title, and that he (Mr. Rambo) will hold the Draft in case he needs it.

Sincerely yours,

Wm W. Converse

To:
Sarah L. Winchester,
New Haven, Conn.

Address all letters to

WINCHESTER
REPEATING ARMS CO.



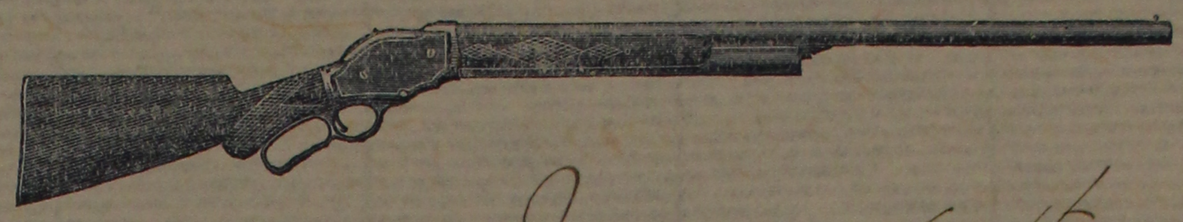
EXTRACT FROM E. B. RAMBO'S LETTER MAY 8TH.

-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-

I note you direct that I must raise the money here, or telegraph you, giving you such time as possible, and send from there. I think I understand. I do not anticipate any trouble on that score. What sum I have not accumulated by the time Mr. Laine pronounces the title good, I expect I can borrow from Bank of California; but I imagine I can have the whole of it, and that it will take him most of this month. I saw him yesterday. He thinks the title is in bad shape, not good at all, etc., etc.; by which he means that it is not shown up properly. He is evidently a very technical lawyer. He says Mrs. Winchester asked him to pronounce the title perfect. No land title is absolutely perfect. We will try and see how perfect it is, and if it is merchantable. But then, I do not care how technical he is. Of course, you and I want her to have such title as she can not only hold by, but sell by without trouble. I understand he has found a will, on which two constructions can be placed---an estate in which no final settlement is recorded, and perhaps some other things; all of which he thinks require a Lawyer on the other side to make straight---by Court proceedings, probably. I have told the sellers, or A. Roman & Co., to get around lively and furnish Judge Laine what he desires, and so far they seem willing, although they say the woman (widow) has been selling other property on the same Probate Court proceedings, etc., etc., etc. But I do not care for that. So it is likely we shall be more than thirty days at the job.

-o-o-o-o-o-o-o-

WINCHESTER
REPEATING ARMS CO.,
418 AND 420 MARKET STREET,



SAN FRANCISCO. June 6th 1888.

Mrs. Winchester.

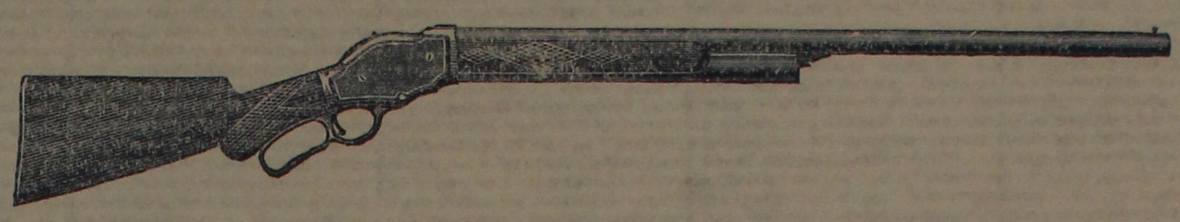
I had not heard that you had arrived, now that the Attorneys have set Friday the 8th for closing your purchase and the parties selling are not present in San Jose, - under my peculiar circumstances, I know you will kindly excuse me, if your interests are properly covered, Rather than by personally coming down on Friday.

Accordingly I herewith enclose your certified checks for $7.750. - the balance due on the purchase - The several checks are drawn in accordance to suit the sellers agents, but to your order and any need your judgement when your Attorney shall say so. -

I enclose a copy of a letter to Mr. Lawton to Gracie Dan Description, I have had prepared, Direct - you in this and I see nothing else to do.

Will you then kindly meet the parties at Mr. Davis Friday

WINCHESTER
REPEATING ARMS CO.,
418 AND 420 MARKET STREET,



SAN FRANCISCO. 30

I believe I'll call, or about
Ill telegraph Jaim that I'
have received your Money, and
will send them by my kind
friend Mr. F. J. Letton, to you
in person.

Hoping I shall come you
not little if any extra trouble
I remain your respectfully

E. P. Hamby

June 6 8.

Hon V. H. Laine

San Jose, Cal

Dear Sir,

Mr. E. B. Rambo and ourselves understand that you and Mr Leib will draw up some paper to guarantee Mrs Winchester that she will get peaceable possession of the Dick Property as soon as the gentleman now on the place gets his crop off this fall. This party holds no written lease, he being told verbally that he could stay until crops were off which is not to be later than October or November this year

Yours Very truly
A Romain

The above expresses
My understanding E B Rambo

$200. will be due in September from party now on place. This will go to Mrs Winchester

W. U.

San Francisco, Cal., May 1st, 1888.

W. W. CONVERSE:

Paid seven hundred and fifty on purchase land, agreeing to pay balance, twenty-four two fifty, as soon as title is pronounced perfect by Laine---thirty days, or less.

E. B. RAMBO.

Mrs I. L. Winchester -

I send this telegram just received by request of Mr Converse.

Respectfully D. H. Yeaker

www.historysanjose

New Haven, Ct., 4-30, 1888.

E. B. RAMBO,

#418 Market St., San Francisco, Cal.

Mrs. Windchester will pay twenty-five thousand, paying five hundred down; balance one month, if Judge Laine pronounces title good. Please act as her Agent; pay five hundred bargain money promptly; take Bond for Deed, acting every way as if for yourself. Hold all Company funds towards payment this property.

W. W. CONVERSE.

CORRESPONDENTS AND AGENTS IN ALL PRINCIPAL LOCALITIES OF THE STATE

CITY and Country Property, Orchards, Vineyards, Farms and Stock Ranches, Large and small tracts subdivided and sold at Private Sale and Auction.

Loans Negotiated.

OFFICE OF

A. ROMAN & CO.

REAL ESTATE AND LAND AGENTS

27 POST STREET

PARTIES desiring information concerning Lands in any part of California can obtain the same by applying or addressing us.

Correspondence solicited

San Francisco, June 16, 1888.

Mrs. Sarah L. Winchester,

Santa Clara, Cal.

Dear Madam:- Enclosed we hand you two documents pertaining to the property we recently sold to you.

One is the original Patent from the State of California to Mr. Diel, signed by ex-Governor Haight et al, and bearing the Great Seal of California. The other is a Deed for a portion of same property signed by Senator Leland Stanford et al. Most persons are desirous to have the originals of such papers in their possession, and believing you would like them, we forward same to you.

Mrs. Diel while in our office several days since requested us to tell you that she would appreciate it if you could employ her son Albert, after you take possession; he is on the place at present working for Mr. Cave, (the tenant now in possession:) in fact this son has worked there most of his life-time, and we presume is a good farm-hand. If you are desirous of selling a portion of this place, we believe we could easily find a purchaser for one-third to one-half of it. If you should so decide, please inform us.

Respectfully,

A. Roman & Co.

March 30th/96.

Mrs. L. L. Winchester

Dear Madam: I have Examined both deeds and cannot accept either.

Nixon's Notary did not follow my instructions and altered those prepared by me for W.H.L. at Omaha. He however can fix it without sending to Nebraska. I ordered it returned for correction.

The Pierson deed was drawn by a Novice, and the errors committed in description and general form were fatal.

The acknowledgement were again taken under the laws of Ohio and consequently are valueless.

Mr. Johnstone is Clerk Atty and I requested him to make a legal and proper deed and forward with instructions.

Also to send quit Claim to W.H.L (which

had not been done owing to my not being
Capt Cash.

I never saw such work follow
careful instruction. It must be
complete and perfect. It may take
a week in Prison and two weeks
in Prison matter.

Enclosed please find Landerich
Contract, and your cheques ok
Prison purchase ($2,000. No 3482 and $3,000. 3468 Bank of
California S.F. and $568.50 3037 Farmers Union)

Many & sincere thanks for your favor
in sending ok $25 ok services in above
matters, the receipt whereof hereby
acknowledged.

Very Respectfully
O. P. Gilbert

San Jose April 27th 1896.

Recd of Mrs S.L. Winchester Chks

viz:

No. 3510	$4,000.00	Bank of Cal.
No 3512	3,000	" "
No 2065	505.	Farmers Union

Ag Pearson transfer $7.500.00

5.00 for Recording of Deeds in Mison & Pearson transfers —

Shall require payment of taxes for 96 — 1st instalment at least.

Will write you fully on completion of transaction.

Very Respy

P.B. Bell

BAINBRIDGE L. RYDER,
PRES. AND MANAGER

THE RYDER ELECTRO-MOTOR CO.

MILLS BUILDING, SECOND FLOOR,
ROOM NO. 3

THE RYDER ELECTRO-MOTOR IS SELF CONTAINED. NO NOISE. NO OUTSIDE WIRES. NO POWER HOUSE. NO TURNING TABLES. OPEN, CLOSED OR COMBINATION CARS, AS DESIRED. STREET RAILWAYS BUILT AND EQUIPPED.

SAN FRANCISCO, CAL. May 7th 1896.

Mrs. S. L. Winchester

Respected Lady:

I have Expected to go to San Jose, and with material and figures at hand, write you, but have been delayed. The release and receipt are herewith Enclosed, together with Memorandum of transaction which I think You will find correct. viz:

Dr			Cr		
	Rec'd Chs.	7.505.00	Pierson to Capt Cash	7.500.00	
	½ Tax 1st Ins. 96-7	15.20	Recording Deeds	2.25	
		$7.520.20	½ Taxes 1st Instalment 96.	15.20	
			Recording Mission deed	2.00	
				$7519.45	
			½ Int	.75	
		$7.520.20		$7.520.20	

In ofc with B. L. Ryder:

Dr			Cr		
To passing Nilson title		25.00	By Cash		25.00
" Herrmann Bros verifying survey		5.00	" Taxes Pierson	15.20	
" Peterson Abstract (title)	6	25.00	cash	.75	
		$55.00		40.95	
			Bal due	14.05	
				$55.00	

(over)

Out of the $14.05 bal am I must pay Herrmann for which I will forward receipt and bal of 8.95 is due me.

The mortgage was paid and released ~~out~~ on the face of record and the Milwaukee Abstract must have a release written and signed upon it. The Wilson and Pearson deeds ought to be recorded and ready for delivery to you at Hall of Records.

Capt Cash refused to pay the Taxes for 96-7 unless I as you had been in actual possession of property (he said) since July. I finally compromised on and demanded 1/2 instalment and received $15.20 as per statement over, thereby saving enough to about pay fees for examining title.

I will be pleased to make any other or further statement or explanation if you will please address me here.

Very Respectfully,

P. L. Gallen

Kindly Excuse delay.

San Francisco, June 3rd, 1896.

Mrs. S. L. Winchester

Respected Lady:

Please accept my thanks for ck $14.05 in full of a/c to date for services rendered. I cannot state from memory the disposition of law matter in Nixon case, but think I have copy of statement at San José, which I will procure for you. Possibly you may have my letter?

Yours Very Truly,

Elmbridge L. Hayes.

S. F. Leib,
Attorney at Law,
San Jose, California.

November 17, 1905.

Mrs. Sarah L. Winchester,
San Jose, California.

My dear Mrs. Winchester:-

Your favor of the 16th inst. together with enclosure of your check for $500, duly received, for which receive my thanks.

I am very sorry indeed that I could not carry out your idea in full,- namely to prevent the road running through your land at all. I tried my very best but I found that to be quite impossible as it seemed to be absolutely essential for the railroad to run there in order to keep on the proper grade. The deeds to Mr. Hale, as you say, did not confine the estate conveyed merely to a right of way. But they take all their deeds in the absolute form, the same as this deed, and I do not think that it would have been possible to persuade them to take it in any other way. Practically it makes no difference, because the road, I understand, is sure to be built, and when the fences are built, as we will require them to do, it would effectually prevent you from having any access to it, even if you desired, which I am sure you would not. However, the strip of land was for the road, and was paid for by the railroad check, and will undoubtedly be conveyed to the railroad, and the strip through the land you retain is referred to in another part of the deed as a "right of way."

I will record to-day the agreement of Mr. Hall, which is dated, signed and acknowledged on November 15, 1905, the same date as the deed. That provides that Mr. Hale "his heirs, administrators, executors and assigns, shall build and maintain a good and sufficient fence on each side of any railroad track or tracks that may be here-

S. F. Leib,
Attorney at Law,
San Jose, California.

after constructed over, along or across such portions of said real property described in said deed as may pass through or abut upon lands still owned and retained by said Sarah L. Winchester; said fence or fences to conform in all respects to the statutes of the State of California in such case made and provided."

As soon as the agreement is recorded I will send it to you.

I remain,

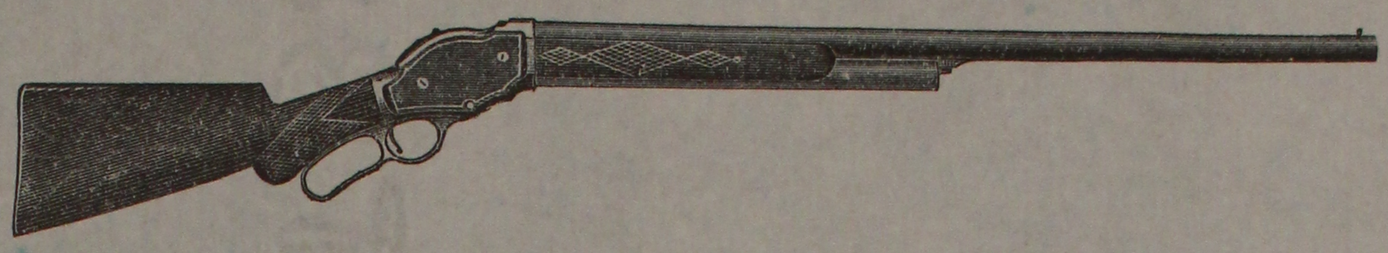
Very truly yours,

S. F. Leib

www.historysanjose.org

Address all letters to

WINCHESTER
REPEATING ARMS CO.



EXTRACTS FROM MR. RAMBO'S LETTER OF APRIL 17TH, 1888.

-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-

Yesterday morning, I devoted to the 140 acres of land near Mountain View. Mrs. Merriman kindly drove me over, and I walked pretty much all over the place. It has been rented quite a number of years, and the whole place has been allowed to run down very much. The present crop is very, very thin and poor; it is in Rye, and unless there is some special use for Rye straw by which an extraordinary price is realized, it would be of very little value. Besides, the tenant does not propose to give possession unless paid for his crops; so that we were mistaken in figuring in this year's crop as paying an interest on the investment. I understand the place can be delivered, crop and all, but that crop may not be included in the price asked; and unless understood fully, Mrs. Winchester might have to pay to get possession at the price asked; or, in other words, the price asked is minus the crop.

In my opinion the land is worn out for any grain crops. I think it might make good fruit land and good vine land near the little creek. I saw no indication of hard ground, like adobe. The living stream, about which the agent talked so much, does not, in my opinion, add to the value. It is pretty and is picturesque, and would furnish water for stock; but all of this could be had at the cost of sinking a few wells. The ground could not be irrigated by the stream, unless the ditch or water was taken from some one else's land above. The land lies nicely for irrigation, provided water could be had. There is a ditch supplying the houses and barn with water and irrigating, perhaps, three acres. There are some vines now out, old ones, and some apple trees; however, neither of much value. The dwelling house, out-houses and barn are old California style; they are habitable and good enough for tenants or help, perhaps, but ought not to count much as money value.

I understand the price now is $175.00 per acre, and that they call it 143 acres; making $25,025.00. I think the original owner has parted with it, and some man steps in now expecting to make $1,000.00 or $1,200.00 on the land, on the expectation that Mrs. Winchester will be the purchaser. I will try to find out more of this phase of the matter, and shall represent that I must have a commission or one-half commission for my part of the transaction. Of course, I will turn it over to you; but I will try to get at the bottom, should you say go ahead.

As to whether I think it wise for you to invest in the property, would say that I cannot recommend you to do so. I think it probable that you would lose no money at the price, but do not think you would make any to speak of. It may sell some time for $200.00 or $225.00 per acre, perhaps, but in my opinion only when cut up in small tracts; and if you expected any advance beyond this price, it could only be had by planting to fruit, holding till the fruit came to bear, and then cutting it up and selling it in 10-acre tracts. Mrs. W. could do this. The land lies well as to roads to subdivide. To raise hay or grain, or to pasture stock, $175.00 per acre would not pay 2%.

I am told, that half a mile above this ranch, in the Foot-hills, land can be had at $70.00 per acre---rougher land, but will not stock do as well on it? However, let us consider Mrs. W. and Mrs. M's side of the proposition.

I take little stock in new rail road being built, or such an influx of residents on account of the University. Before either event takes place, interest on the investment would eat up the difference in value on that account. But it is well located; it will not depreciate much, or for a time only. It will be salable at a price, and you can always cut it up in small pieces. Of course, they do not want to live out of the world, even if they can make more money. Schools, etc. surrounding, all count. Then, they have already bought say ten thousand next to this, and, as Mrs. M. says, if they went further away they would have to run two establishments, and they have set their hearts on this scheme.

I am much impressed that Mrs. Merriman is on the right track, and can make a success of raising coach or large carriage horses. There is not a difficulty in the way, that I see. Lots of fools to buy stylish carriage horses, and they will pay a price which I should think would be a handsome return. With fast horses it is a lottery---besides, the expense of training. And with draught horses, they are plenty. If you are an anxious seller, perhaps they would bring $100.00; if a buyer, $150.00 or $200.00 will be the best.

To sum it all up, I do not think, if they want to buy this land, that they will lose money; neither do I think that they will make much on the land, but that it will not be a bad purchase from their standpoint. I see no reason why they should be advised to the contrary. Others go into more hazardous ventures daily. This land fits in so fully with their plans that they can afford the risk.

I do not like the man handling the proposition, but that may clear up.

The Deed should carry the water rights, if any exist; also the matter of crop and possession, which their Lawyer should look after.

E. B. RAMBO.